

APPLICANT: Vertical Realty, LLC

PETITION No.: V-80

PHONE: 678-720-9884

DATE OF HEARING: 06-15-2016

REPRESENTATIVE: Daron G. Pair

PRESENT ZONING: GC

PHONE: 678-720-9884

LAND LOT(S): 506, 507, 574, 575

TITLEHOLDER: Vertical Realty, LLC

DISTRICT: 16

PROPERTY LOCATION: On the west side of

SIZE OF TRACT: 4.66 acres

George Busbee Parkway, north of Town Center Drive and east of Interstate 75

COMMISSION DISTRICT: 3

(2801 George Busbee Parkway).

TYPE OF VARIANCE: Waive the maximum wall sign area from the allowable 366.94 square feet to 652.65 square feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

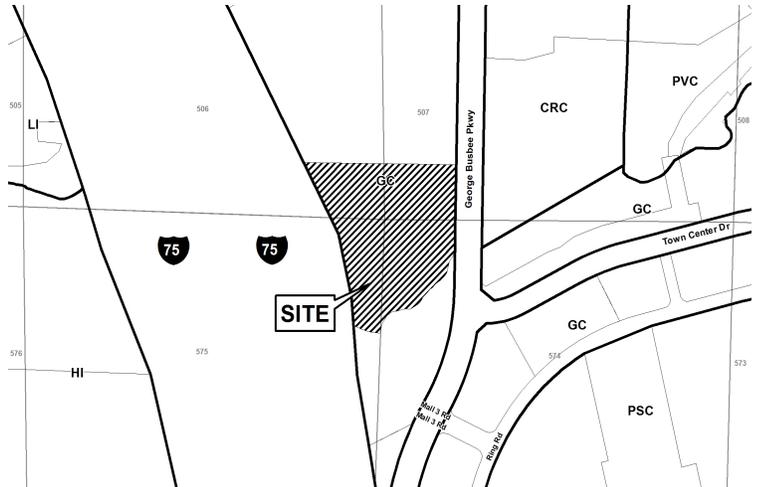
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



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COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-72 –V-85.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

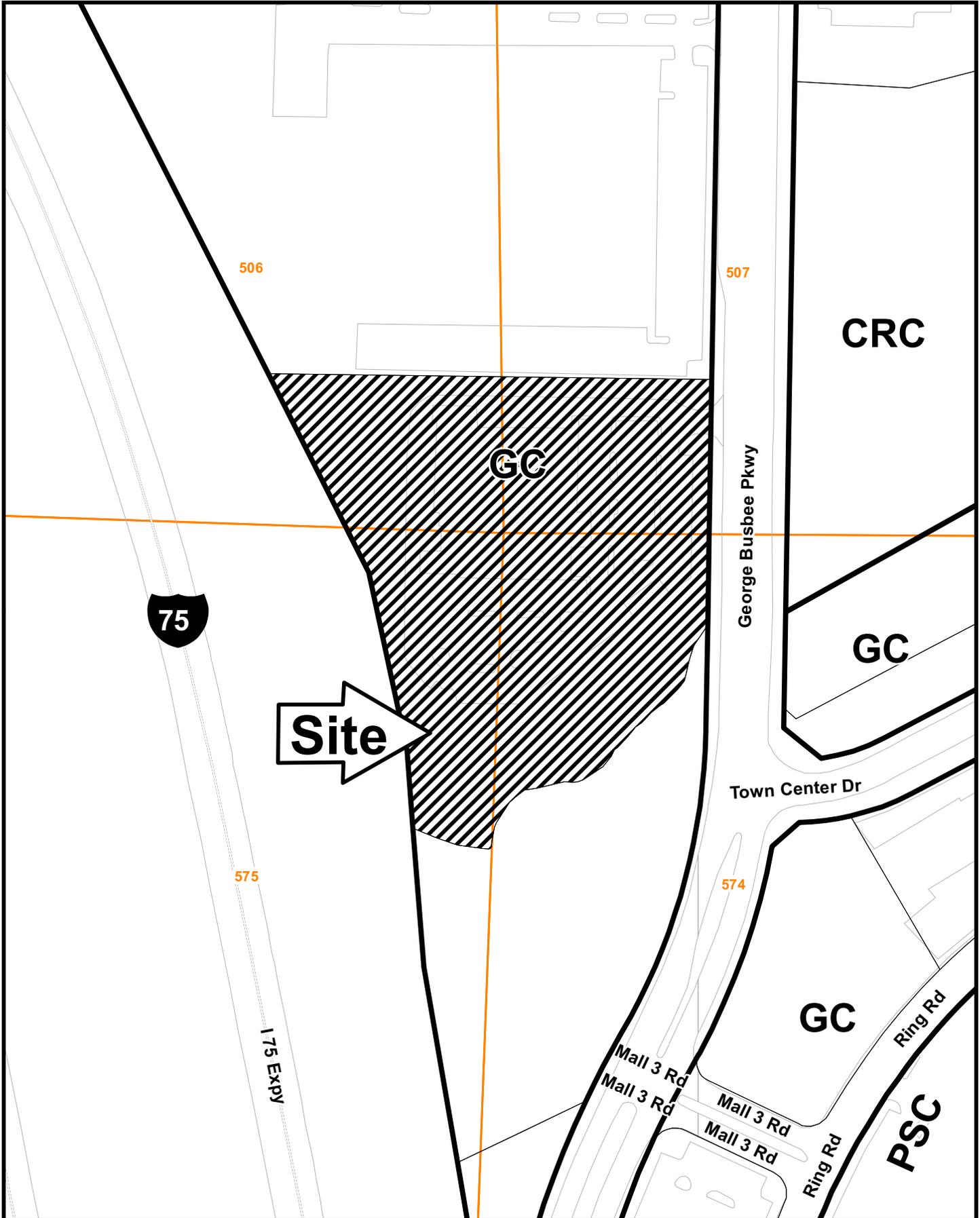
SEWER: No conflict with on-site sewer easement.

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FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

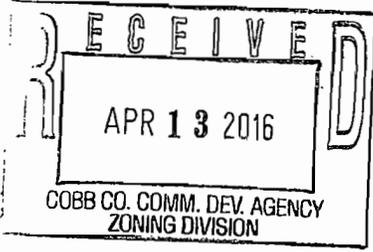
V-80-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

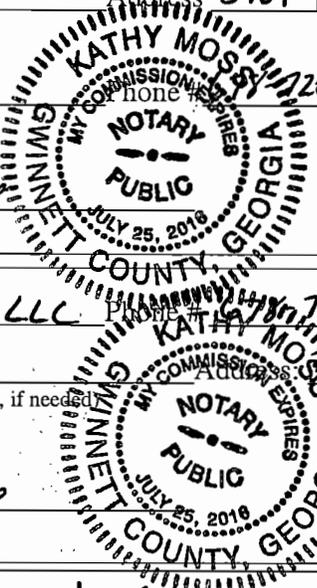
Application No. V-80
Hearing Date: 6-15-16

Applicant Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Daron G. Pair
(representative's name, printed) Address 3701 Presidential Pkwy, Atlanta, GA 30340
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 678-720-9884 E-mail dpair@ssclimbing.com

My commission expires: 7/25/16 Signed, sealed and delivered in presence of:
[Signature] Notary Public



Titleholder Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Signature [Signature] Address 3701 Presidential Pkwy, Atlanta, GA 30340
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7/25/16 Signed, sealed and delivered in presence of:
[Signature] Notary Public

Present Zoning of Property General Commercial

Location 2801 George Busbee Pkwy, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 506, 507, 574, 575 District 16th Size of Tract 4.898 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

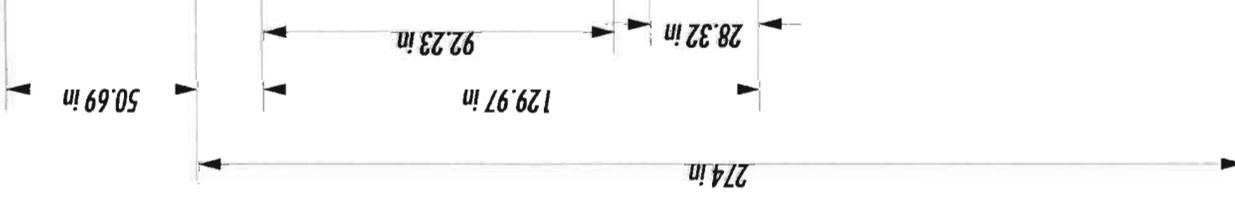
Does the property or this request need a second electrical meter? YES _____ NO X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The sign is compliant with code on building, but building has a triangle cutout on front of building which makes the sign non-conforming. We cannot modify front of building.

List type of variance requested: Sign to be mounted on front of building.
Sign Variance.

V-80
(2016)
Exhibit



scale: 1/4" = 1'-0"